



**Z-08-11-001**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: November 10, 2008**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Frankie T. Jones for The Church of Pentecost, USA Inc.
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>CD-GO-M</b> (Conditional District-General Office-Moderate Intensity) to <b>CD-GO-M</b> (Conditional District-General Office-Moderate Intensity)
<b>CONDITIONS</b>	1) Uses: Limited to a place of worship.
<b>LOCATION</b>	2603 Murrayhill Road (Southeast corner of Murrayhill Road and W. Meadowview Road)
<b>PARCEL ID NUMBER (S)</b>	<b>00-00-0350-0-0009-00-005</b>
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>100</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	1.08 acres
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	Well landscaped with a few mature trees in the background

**SITE DATA**

<b>Existing Use</b>	Undeveloped	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	RS-9 (Residential-Single Family)	Single-family dwelling units
E	RS-9 (Residential-Single Family)	Hillsdale park and greenway
W	CD-GO-M (Conditional District-General Office-Moderate Intensity)	Red Roof Hotel
S	RS-9 (Residential-Single Family)	Hillsdale park and greenway

**Zoning History**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
2759	08/09/1999	This property was rezoned from RS-9 to CD-GB with a condition limiting use to a day care center and accessory uses.  This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, It was zoned RES 90 S.

**ZONING DISTRICT STANDARDS****District Summary \***

<b>Zoning District Designation:</b>	<b>Existing (CD-GO-M)</b>	<b>Requested (CD-GO-M)</b>
Max. Density:	12.0 units per acre or less, and supporting service and retail uses.	12.0 units per acre or less, and supporting service and retail uses.
Typical Uses	GO-M districts are primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses.	GO-M districts are primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	No, site drains to South Buffalo Creek.
Floodplains	A portion of the site appears to be within a Special Flood Hazard Area (SFHA). No development activities within the SFHA can take place until a floodplain development permit application is submitted and a floodplain development permit issued for the site. Site development within a SFHA must meet the requirements of Section 30-7-5 of the Greensboro Development Ordinance (Flood Damage Prevention).
Streams	N/A
Other:	N/A

**Utilities**

Potable Water  
Waste Water

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location	Required Planting Yard Type and Rate
North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
South	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
East	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'

**Tree Preservation Requirements**

Acreage	Requirements
1.08 Ac.	1% of lot area and be located within the required planting yard

**Transportation**

Street Classification	Meadowview Road – Minor Thoroughfare, Murrayhill Drive – Collector Street.
Site Access	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. The Hillsdale Greenway exists along the perimeter of this property.
Transit in Vicinity	Yes, route 2, Four Seasons Town Centre.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning would allow land uses that are compatible with the general character of the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as **Low Residential**. The requested **CD-GO-M** zoning district, based on the restriction of uses to a place of worship is consistent with this GFLUM designation.

**Connections 2025 Written Policies**

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

**Connections 2025 Map Policies**

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

**CONFORMITY WITH OTHER PLANS**

**City Plans – N/A**

**Other Plans - N/A**

## **Staff/Agency Comments**

### **Planning**

The 1.08-acre subject property located at the southeast corner of Murrayhill Road and W. Meadowview Road is currently undeveloped. The subject property is adjoined to the north by single-family dwelling units, to the east and south by the City's Hillsdale Park and to the west by the Red roof Hotel. The immediate neighborhood is well developed with varying densities and intensities of commercial and residential activities. Specifically entities such as the Red Roof Hotel, Travelodge, Super 8 Motel and gasoline service stations can be found in the immediate neighborhood.

The applicant is requesting to change the zoning classification of this property to accommodate a church building. Although places of worship are permitted in the existing GO-M zoning district, the condition on the existing zoning restricts the use of the site to a day care and accessory uses. Modifying the condition will allow the applicant to construct a church building on the site.

Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

**Water Resources** - No additional comments

### **Housing and Community Development**

Applicant is strongly encouraged to discuss this proposal with representatives of the Hillsdale Park Neighborhood, within which the site is located.

## **STAFF RECOMMENDATION**

### **PLANNING**

Staff recommends **approval** of the requested **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning district.